

2025 Assessment Roll  
 Residential E.C.F.  
 Sales Study 4/1/2022-3/31/2024

**Crystal Ave**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
052-260-012-50	708 HARRISON AVE	11/28/22	\$75,900	WD	03-ARM'S LENGTH	\$75,900	\$38,030	50.11	\$76,051	\$3,918	\$71,982	\$98,948	0.727
052-260-016-30	820 HARRISON AVE	06/06/22	\$92,000	WD	03-ARM'S LENGTH	\$92,000	\$44,800	48.70	\$89,592	\$7,254	\$84,746	\$112,947	0.750
052-220-005-00	600 COURT ST	02/07/24	\$118,000	WD	03-ARM'S LENGTH	\$118,000	\$55,070	46.67	\$110,142	\$5,800	\$112,200	\$143,130	0.784
052-180-026-00	9 MARQUETTE AVE	10/13/23	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$29,030	46.08	\$58,061	\$2,900	\$60,100	\$75,667	0.794
052-240-024-50	127 MAPLE ST	07/29/22	\$87,000	WD	03-ARM'S LENGTH	\$87,000	\$38,930	44.75	\$77,852	\$2,859	\$84,141	\$102,871	0.818
052-350-015-00	424 TOBIN ST	11/02/22	\$37,500	WD	03-ARM'S LENGTH	\$37,500	\$22,290	59.44	\$44,581	\$5,212	\$32,288	\$39,369	0.820
052-220-011-00	616 MARQUETTE AVE	11/30/23	\$189,500	WD	03-ARM'S LENGTH	\$189,500	\$83,200	43.91	\$166,390	\$5,659	\$183,841	\$220,481	0.834
052-180-096-10	308 WILLIAMS ST	11/08/23	\$79,500	WD	03-ARM'S LENGTH	\$79,500	\$34,990	44.01	\$69,981	\$8,700	\$70,800	\$84,062	0.842
052-160-357-00	308 N FIFTH ST	01/04/23	\$109,000	WD	03-ARM'S LENGTH	\$109,000	\$47,510	43.59	\$95,028	\$5,603	\$103,397	\$122,668	0.843
052-029-139-00	705 MICHIGAN AVE	12/21/22	\$77,000	WD	03-ARM'S LENGTH	\$77,000	\$33,470	43.47	\$66,948	\$8,902	\$68,098	\$77,602	0.878
<b>Totals:</b>			<b>\$968,400</b>			<b>\$968,400</b>	<b>\$449,490</b>		<b>\$56,807</b>		<b>\$871,593</b>	<b>\$1,077,744</b>	
								<b>Sale. Ratio =&gt;</b>	<b>45.86</b>			<b>E.C.F. =&gt;</b>	<b>0.809</b>
								<b>Std. Dev. =&gt;</b>	<b>305997.12</b>			<b>Ave. E.C.F. =&gt;</b>	<b>0.670</b>